

**KIRKLEES METROPOLITAN COUNCIL  
INVESTMENT & REGENERATION SERVICE**

**DEVELOPMENT MANAGEMENT**

**Town and Country Planning Act 1990 (as amended) – SECTION 70**

**DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS**

Reference No:	<b>2025/62/90031/E</b>
Site Address:	1, Barnsley Road, Flockton, Wakefield, WF4 4DN
Description:	Erection of single storey front and side extensions, erection of front dormers, alterations to rear dormers and raising of ridge height to the existing outbuilding
Recommending Officer:	Nicole Helliwell

**DECISION – Conditional Full Permission**

**I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.**

Sarah Longbottom

***AUTHORISED OFFICER***

**Date: 31-Mar-2025**

## **Officer Report**

**Reference no.** 2025/62/90031/E

**Site Address:** 1, Barnsley Road, Flockton, Wakefield, WF4 4DN

**Proposal:** Erection of single storey front and side extensions, erection of front dormers, alterations to rear dormers and raising of ridge height to the existing outbuilding

## **Site Description**

The application relates to 1 Barnsley Road, a two-storey detached property situated in Flockton, Wakefield. The dwelling is of stone construction and incorporates a dual-pitched roof finished in tiles. The surrounding area comprises residential properties of varying materials and architectural styles. The site is not within a conservation area, nor are there any listed buildings or Public Rights of Way (PROW) within close proximity to the site.

## **Description of Proposal**

The applicant is seeking planning permission for the erection of single storey front and side extensions, front dormer extensions, alterations to the rear dormers and raising of ridge height to the existing outbuilding. One of the existing dormer extensions within the rear roof plane would be removed to allow for the proposed works. The proposed works are summarised below:

- Single storey front extension (projection approx. 3.57m, maximum height approx. 5.46m, and eaves height approx. 3.77m)
- Single storey side extension (projection approx. 3.13m, maximum height approx. 6.15m, and eaves height approx. 3.75m)
- Front Dormer Extensions (width of approx. 1.3m, depth of approx. 2.16m and a maximum height of approx. 1.72m)
- Alterations to the location of the existing rear dormer extensions
- Raising of ridge height by approx. 0.6m
- Installation of roof light within the east-facing roof plane

## **History of negotiations/amendments received**

No amendments were sought or received during the course of the application.

## **Relevant Planning History**

- **2012/93332:** Discharge of condition 4 on previous permission 2012/91938 for erection of dwelling and detached garage with first floor hobby room. [Planning application details | Kirklees Council](#) – Discharge of Condition(s) Approved

- **2012/91938:** Erection of dwelling and detached garage with first floor hobby room. [Planning application details | Kirklees Council](#) – Conditional Full Permission
- **2010/90918:** Reserved matters application for erection of one dwelling with detached garage block and demolition of existing dwelling. [Planning application details | Kirklees Council](#) – Approval of Reserved Matters
- **2009/92346:** Outline application for erection of one dwelling with detached garage block, demolition of existing dwelling. [Planning application details | Kirklees Council](#) – Section 106 Outline Permission
- **2007/91151:** Change of use of pit head building to 1 no. dwelling. [Planning application details | Kirklees Council](#) – Conditional Full Permission

### **Representations**

The application was publicised by neighbour notification letters, which expired on 28<sup>th</sup> February 2025. As a result of the above publicity, no representations have been received.

Following an amendment to the description, the application was re-advertised via neighbour notification letters, which expired on 28<sup>th</sup> March 2025. As a result of the above publicity, no representations have been received.

### **Parish/Town Council Comments**

[Kirkburton Parish Council](#) - No comments received.

### **Consultation Responses**

Not Applicable.

### **Planning Policy Background**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27<sup>th</sup> February 2019).

The site is located within the designated Green Belt on the Kirklees Local Plan Proposals Map. The most relevant policies for consideration in this case are:

- **LP 1** - Achieving Sustainable Development
- **LP 2** - Place Shaping
- **LP 21** - Highway Safety and Access
- **LP 22** - Parking
- **LP 24** - Design
- **LP 52** - Protection and Improvement of Environmental Quality
- **LP 53** - Contaminated and Unstable Land

- **LP 57** - Extension, Alterations or Replacement within Green Belt

### **Supplementary Planning Guidance/Documents:**

Kirklees Council adopted supplementary planning guidance on house extensions on 29th June 2021 which now carries full weight in decision making. This guidance indicates how the Council will usually interpret its policies regarding such built development, although the general thrust of the advice is aligned with both the Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), requiring development to be considerate in terms of the character of the host property and the wider street scene. As such, it is anticipated that this SPD will assist with ensuring enhanced consistency in both approach and outcomes relating to house extensions.

### **In this case, the following SPDs are applicable:**

- Highways Design Guide SPD (adopted 4<sup>th</sup> November 2019)
- House Extensions and Alteration's SPD (adopted 29<sup>th</sup> June 2021)

### **National Policies and Guidance**

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Most specifically in this instance, the below chapters are of most relevance:

- **Chapter 2** - Achieving Sustainable Development
- **Chapter 4** - Decision-Making
- **Chapter 12** - Achieving Well-Designed Places
- **Chapter 13** - Protecting Green Belt Land
- **Chapter 14** - Meeting the Challenge of Climate Change, Flooding and Coastal Change
- **Chapter 15** - Conserving and Enhancing the Natural Environment

### **Assessment**

#### **1. Principle of Development**

##### **Impact on Green Belt**

The application site is located on land allocated as Green Belt on the Kirklees Local Plan (KLP). As such, the proposal will be assessed having regard to KLP Policy LP57 and Chapter 13 of the NPPF. The National Planning Policy Framework and the Kirklees Local Plan both support limited extensions to buildings within the Green Belt. For extensions within the Green Belt to be considered acceptable, it is essential that they should not impact on the open

character of the Green Belt nor be discordant in themselves or in relation to the host property.

Paragraph 2.12 of the House Extensions and Alterations SPD states that when considering any application, substantial weight will be given to any harm to the Green Belt and applications may be refused if it is considered that the development would result in the encroachment of urban character into a countryside setting.

Paragraphs 153 and 154 of the National Planning Policy Framework states that certain forms of development are exceptions to 'inappropriate development'. One of these is the extension or alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building.

The host property is a residential dwelling located off Barnsley Road. In respect of the openness of the Green Belt, openness has been established to have both a visual and spatial aspect. The proposal would introduce additional built development within the Green Belt which would have some effect on the character and openness.

The proposed additions (single storey front and side extensions and dormer extensions) cumulatively with the existing outbuilding would equate to a percentage increase in floor space by approximately 47.2% over the original house. Whilst it is acknowledged that this is a relatively large increase, it is also noted that there is no formal definition of disproportionate additions and each application must be assessed on its own merits. In this instance, weight is given to the effect of the proposal on the openness of the Green Belt and on the character and appearance of the area. The proposed development would be subservient and would have an acceptable scale relative to the original dwellinghouse. Furthermore, given the size of the host property and its associated curtilage, it is considered that the proposal would not have any detrimental impact on the character or openness of the green belt. On this basis, it is considered that the proposed development would preserve openness and would constitute appropriate development in the Green Belt in accordance with Policy LP57 of the Kirklees Local Plan and the guidance contained within Chapter 13 of the NPPF.

## **2. Impact on Visual Amenity**

Policy LP24 of the Kirklees Local Plan states that proposals should promote good design by ensuring the form, scale, layout, and details of all development respects and enhances the character of the townscape.

Key Design Principle 1 of the House Extensions & Alterations Supplementary Planning Document (SPD) does state that extensions and alterations to residential properties should be in keeping with the appearance, scale, design and local character of the area and the street scene. Furthermore, Key Design Principle 2 of the SPD goes onto state that extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and details.

Part of Policy LP57 of the Kirklees Local Plan stipulates that *‘the design and materials used (for extensions to buildings) in the Green Belt should be sensitive to the character of the Green Belt setting.’*

#### Single Storey Front Extension

The proposed single storey extension would project approximately 3.57m from the front elevation of the existing outbuilding. The enlargement would be faced in stone and would incorporate a dual-pitched roof finished in grey tiles to match the appearance of the host property. Although the extension would project forward of the principal elevation, it would feature a lower ridge line and would have an acceptable scale. Furthermore, the enlargement would have limited visibility from public vantage points due to its siting to the rear of the dwellinghouse. For these reasons, it is considered that the proposed development would respect the character and appearance of the host property and wider street scene.

#### Single Storey Side Extension

The single storey extension would extend approximately 3.13m from the side elevation of the existing outbuilding. The enlargement would be constructed in stone and would incorporate a dual-pitched roof finished in tiles to match the appearance of the host property. Although the extension would lack subservience to the existing outbuilding, it would be a proportionate addition and would integrate well into the design of the structure. For these reasons, it is considered that the extension would not have any significant visual impact on the character and appearance of the host property and wider street scene.

#### Front Dormer Extensions

The traditional vertical dormer windows would be located within the north-facing roof plane of the existing outbuilding. The dormer extensions would be set back from the eaves, would be sited below the existing ridge line and would generally align with the existing fenestration/openings. A condition has been added to the decision notice requiring the cheeks and face of the dormer extensions to be faced in timber cladding and the dormer roofs to be finished in tiles. Although this material palette would not entirely match the appearance of the host property, this would be coherent with the appearance of the existing rear dormers

and would be considered appropriate in this regard. On this basis, the proposed development would be acceptable in terms of visual amenity.

#### Alterations to Rear Dormer Extensions

The submitted plans confirm that the existing dormer extensions located within the southern roof plan of the outbuilding would be relocated further west of the roof plane. Given that these dormer extensions are existing, they are not considered to harm the appearance and character of the host property and surrounding area and would be acceptable in this regard.

#### Roof Alterations

The submitted plans confirm that roof alterations would be undertaken as part of the application. Whilst it is noted that the overall height of the outbuilding would increase by approximately 0.6m, it is considered that the outbuilding would still remain subservient in relation to the original dwellinghouse and would be acceptable in terms of visual amenity.

#### Velux Windows

The submitted plans confirm that a velux window would be installed within the east-facing roof plane of the outbuilding. Given that the roof light proposed would be of an appropriate design and scale, it is considered to respect the appearance and character of the host property and surrounding area.

Having taken the above into account, the proposed development would not cause any significant harm to the visual amenity of either the host dwelling or the wider street scene, complying with Policy LP24 of the Kirklees Local Plan, KDP 1 & 2 of the House Extensions and Alterations Supplementary Planning Document and the aims of Chapter 12 of the National Planning Policy Framework.

### **3. Impact on Residential Amenity**

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be outlined, taking into account Policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers.

The submitted plans confirm that no properties located north, east and west of the application site would be affected by the proposed works.

#### Impact on 5 Barnsley Road

5 Barnsley Road is a residential property located south of the application site. It is noted that the proposal would occupy a position approximately 54.5m from the rear elevation of the neighbouring property. Given that the separation

distance retained would be substantial, it is considered that there would be no significant detrimental impact on the neighbouring amenity as a result of the proposed works.

Having considered the above factors, the proposal is not considered to result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties and Paragraph 135(f) of the National Planning Policy Framework.

#### **4. Impact on Highway Safety**

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Furthermore, Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposed alterations would not intensify the domestic use at the dwelling or affect the existing parking arrangements on site. Therefore, the development is considered acceptable in accordance with Policies LP21 and LP22 of the Kirklees Local Plan, Chapter 9 of the NPPF, Principles 15 and 16 of the Kirklees House Extensions and Alterations SPD and the Highways Design Guide SPD.

#### **5. Other Matters**

##### Carbon Budget

The proposal is a small-scale domestic development to an existing dwelling. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards.

##### Contaminated Land

This site has been identified as potentially contaminated land (site ref 162/11). Therefore, it will be necessary to recommend a condition relating to shallow coal workings and unexpected ground contamination. Additionally, a note will be added to the decision notice advising the applicant on how to proceed should any unexpected contamination be discovered during the works.

There are no other matters relevant to the determination of this application.

#### **6. Representations**

No representations were received following the statutory publicity.

## **7. Conclusion**

This application for the erection of single storey front and side extensions, erection of front dormers, alterations to rear dormers and raising of ridge height to the existing outbuilding at 1 Barnsley Road has been assessed against relevant policies in the development plan as listed in the policy section of the report, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposed development is considered to be acceptable.

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice. This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

**Recommendation: Approve**

## **Decision Authorisation - Delegated Powers**

**Application Number:** 2025/90031

**Officer Recommendation:** Approve

### **Conditions and Reasons**

1. The development hereby permitted shall be begun within three years of the date of this permission.

**Reason:** Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

**Reason:** For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP21, LP22, LP24, LP52, LP53 and LP57 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

3. The external walls and roofing materials of the single storey extensions hereby approved shall in all respects match those used in the construction of the existing building and be retained thereafter.

**Reason:** In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of Chapter 12 of the National Planning Policy Framework.

4. The cheeks and face of the dormer extensions hereby approved shall be faced in timber cladding. The dormer roofs shall be faced in tiles to match those

used in the construction of the existing outbuilding. The materials of construction shall thereafter be retained for the lifetime of the development.

**Reason:** In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of Chapter 12 of the National Planning Policy Framework.

5. In the event that contamination, or the presence of coal not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Groundworks in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority or (b) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Local Planning Authority.

**Reason:** To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Paragraph nos. 196 and 197 of the National Planning Policy Framework.

**NOTE:** The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

**NOTE:** To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

- 07.30 and 18.30 hours, Mondays to Fridays
- 08.00 and 13.00hours, Saturdays

- With no working Sundays or Public Holidays

In some cases, different site-specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

**Plans and specifications schedule: -**

<b>Plan Type</b>	<b>Reference</b>	<b>Revision</b>	<b>Date Received</b>
Existing Plans & Elevations for Dwelling & Garage	1	-	14/01/2025
Proposed Garage Plans, Elevations & Block Plan	2	-	14/01/2025
Site Plan as Existing	3	-	14/01/2025
Ordnance Survey	3	-	14/01/2025
Cover Letter	-	1	14/01/2025
Climate Change Statement	-	-	14/01/2025

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. In this case, the design of the original scheme has been found acceptable. No further amendments or details were sought thereafter.

**Report Dated: 31/03/25**